

034.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

491,600 / 491,600

USE VALUE:

491,600 / 491,600

ASSESSED:

491,600 / 491,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
71		SUNNYSIDE AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MULUGETA HIRUT	
Owner 2:	
Owner 3:	

Street 1: 71 SUNNYSIDE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: FERREIRA EDUARDO D/MARY M -

Owner 2: -

Street 1: 71 SUNNYSIDE AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .081 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Wood Shingle Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3535		Sq. Ft.	Site		0	64.	1.49	3									336,672						336,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101	3535.000	154,900		336,700	491,600			23405
								GIS Ref
								GIS Ref
								Insp Date
								12/07/18

PREVIOUS ASSESSMENT								Parcel ID	034.0-0003-0007.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	154,900	0	3,535.	336,700	491,600		Year end	12/23/2021	Prior Id # 1: 23405	
2021	101	FV	154,900	0	3,535.	336,700	491,600		Year End Roll	12/10/2020	Prior Id # 2:	
2020	101	FV	155,300	0	3,535.	336,700	492,000		Year End Roll	12/18/2019	Prior Id # 3:	
2019	101	FV	119,200	0	3,535.	305,100	424,300		424,300	Year End Roll	1/3/2019	
2018	101	FV	119,200	0	3,535.	289,300	408,500		408,500	Year End Roll	12/20/2017	
2017	101	FV	119,200	0	3,535.	252,500	371,700		371,700	Year End Roll	1/3/2017	
2016	101	FV	119,200	0	3,535.	215,700	334,900		334,900	Year End	1/4/2016	
2015	101	FV	94,400	0	3,535.	199,900	294,300		294,300	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
FERREIRA EDUARD	46456-573		11/10/2005			314,000	No	No							
MULLANE PATRICK	39277-276		5/21/2003			220,000	No	No							
O'KEEFE JANICE-	22494-46		10/14/1992			109,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/9/2014	1136	Manual	8,361	9/9/2014				Repairs to 2nd flo	12/7/2018	MEAS&NOTICE	CC	Chris C					
4/29/2004	356	Renovate	18,000	C		G6	GR FY06	ofp to efp, repair	1/24/2009	Meas/Inspect	197	PATRIOT					
									2/27/2006	MLS	MM	Mary M					
									7/18/2005	Permit Visit	BR	B Rossignol					
									7/18/2005	OWNR INFO	BR	B Rossignol					
									4/8/2000	Inspected	276	PATRIOT					
									2/18/2000	Measured	270	PATRIOT					
									9/1/1991		PM	Peter M					

Sign:  VERIFICATION OF VISIT NOT DATA

